

APPLICATION FOR THE CLEAN OHIO CONSERVATION FUND

9/27/01

SUMMARY SHEET

CBBAE

**IMPORTANT:** Please consult the "Instructions for Completing the Project Application" for assistance with this form.

**APPLICANT:** City of Forest Park

**CODE #** 061- 277-06

(If Unknown Call OPWC)

**DISTRICT NUMBER:** 2 **COUNTY:** Hamilton **DATE** 03/02/03

**CONTACT:** Ray Hodges, City Manager, City of Forest Park

**PHONE #** (513) 595-5206

(THE PROJECT CONTACT PERSON SHOULD BE THE INDIVIDUAL WHO WILL BE AVAILABLE DURING BUSINESS HOURS AND WHO CAN BEST ANSWER OR COORDINATE THE RESPONSE TO QUESTIONS)

**FAX:** (513) 595-5285 **E-MAIL** rayh@forestpark.org

**PROJECT NAME:** Q-Lube Green Space Acquisition Project

**ELIGIBLE APPLICANT**

(Check Only 1)

- ☐ A. County (1)  
☒ B. City (2)  
☐ C. Township (3)  
☐ D. Village(4)  
☐ E. Conservancy District (6)  
☐ F. Soil & Water  
Conservation District (7)  
☐ G. Joint Recreational District (8)  
☐ H. Park District/Authority (9)  
☐ I. Nonprofit Organization (10)  
☐ J. Other \_\_\_\_\_ (11)

**PROJECT TYPE**

(Check Largest Component)

- ☒ A. Open Space (7)  
☐ B. Riparian Corridor (8)

**PRIMARY PROJECT EMPHASIS** 13

(Choose a category from Attachment A which most closely describes your primary project emphasis.)

**ESTIMATED TOTAL**

**CLEAN OHIO CONSERVATION**

**PROJECT COST** (from 1.1f):\$ 600,350.00 **FUNDING REQUESTED:** (from 1.2e)\$378,450.00

**NRAC APPROVAL - To be completed by the NRAC Committee ONLY**

**GRANT: \$** \_\_\_\_\_

**FOR OPWC USE ONLY**

**PROJECT NUMBER:** \_\_\_\_\_

**APPROVED FUNDING: \$**

**Local Participation** \_\_\_\_\_ %

**Project Release Date:**

**Clean Ohio Fund Participation** \_\_\_\_\_ %

## **1.0 PROJECT FINANCIAL INFORMATION:**

### **1.1 Project Estimated Costs**

- (a.) Acquisition Expenses**  
Enter land purchase and/or easement purchase acquisition costs. If there are other acquisition expenses, please define under [Other].
- (b.) Planning and Implementation**  
Enter costs for planning such as appraisal fees, closing costs, title search, environmental assessments, and design. If there are additional planning and implementation costs not identified on the application, please define under [Other Eligible Costs].
- (c.) Construction or Enhancement of Facilities**  
Enter estimated construction costs to be paid to contractors or to be completed with in-kind work (through your own employees/volunteers). These costs must be supported by and consistent with a detailed architect's or engineer's estimate.
- (d.) Permits, Advertising, and Legal**  
Enter direct expenses for permit fees, advertising, and legal fees.
- (e.) Construction Contingencies**  
Enter contingency amount indicated in your architect's or engineer's certified cost estimate (this amount should not exceed 10% of estimated construction costs).
- (f.) Total Estimated Costs**  
Enter the total of items (a.) through (e.). Please round to the nearest dollar.

#### **In- Kind Column**

Indicate amount of work to be performed by your own employees. This could also include donated land, services and/or materials and volunteer labor. This should be supported by an architect's or engineer's estimate in compliance with the Ohio Revised Code.

#### **Ineligible Costs - The following costs do not qualify for funding:**

Projects shall not include hydromodification projects such as dams, dredging, sedimentation and bank clearing and shall not accelerate untreated water runoff or encourage invasive nonnative species.

Projects shall not include costs of planning or administrative services of a district NRAC, in reviewing, recording, approving, or disapproving project applications.

## 1.0 PROJECT FINANCIAL INFORMATION

### 1.1 PROJECT ESTIMATED COSTS: (Round to Nearest Dollar)

**TOTAL DOLLARS**

**In Kind  
Dollars**

(See definition in instructions.)

- a.) Acquisition Expenses: \$ 467,000.00
- |                     |                        |  |
|---------------------|------------------------|--|
| Fee Simple Purchase | \$ <u>\$467,000.00</u> |  |
| Easement Purchase   | \$ <u>0.00</u>         |  |
| Other               | \$ <u>0.00</u>         |  |
- b.) Planning and Implementation: \$ 11,400.00
- |                           |  |  |
|---------------------------|--|--|
| Appraisal                 | \$ <u>2,000.00</u>                           |  |
| Closing Costs             | \$ <u>2,000.00</u>                           |  |
| Title Search              | \$ <u>1,200.00</u>                           |  |
| Environmental Assessments | \$ <u>(to be performed by present owner)</u> |  |
| Design                    | \$ <u>5,000.00</u>                           |  |
| Other Eligible Costs      | \$ <u>1,200.00</u>                           |  |
- c.) Construction or Enhancement of Facilities: \$ 101,950.00
- d.) Permits, Advertising, Legal: \$ 10,000.00
- e.) Contingencies: \$ 10,000.00  
(not to exceed 10% of total costs)
- f.) TOTAL ESTIMATED COSTS: \$ 600,350.00

## **1.2 Project Financial Resources**

In this section, provide a breakdown of all project funding sources including the total amount of funding from each source and percentage in relation to the total project cost.

- (a) **Local In-Kind Contributions** - indicate the dollar value of force account labor (applicant's own employees), materials, equipment, or volunteer labor that will likely be contributed by the applicant toward the project.
- (b) **Applicant Contributions (Local Funds)** - indicate the dollar amount of actual applicant support, e.g. general revenues, local debt, user fees, etc.
- (c) **Other Public Revenues** - indicate other funding sources and dollar amounts expected from these sources. Nature Works, Land Water Conservation Fund, Ohio Environmental Protection Agency (OEPA), Ohio Water Development Authority (OWDA), Community Development Block Grant (CDBG), Ohio Department of Natural Resources (ODNR), or others.
- (d) **Private Contributions** - Any private sources such as developers, assessments, etc.
- (e) **Clean Ohio Conservation Fund** - financial assistance from the Clean Ohio Conservation fund. Please also include participation from other Natural Resources Assistance Councils. Applicants may request grants up to seventy-five percent (75%) of the total project cost.
- (f) **Total Financial Resources** - total items (a) through (e). This sum must equal the total estimated costs in section 1.1 (f). The sum of the percentages should equal 100%.

## **1.3 Availability of Local Funds**

Indicate the status (date available) of all funding sources identified in sections 1.2(a) through 1.2(d). For applicant contributions, a Status of Funds Report should be signed by the applicant's CFO which certifies that all local share funds are available as indicated in the application and have been formally earmarked for the project. The CFO should also indicate status of all non-Clean Ohio Conservation funds to be used for the project. For other public revenues, indicate the specific program from which the funds are coming.

**1.2 PROJECT FINANCIAL RESOURCES:**  
(Round to Nearest Dollar and Percent)

	<b>DOLLARS</b>	<b>%</b>
a.) <b>In-Kind Contributions</b>	<b>\$ 4,900.00</b>	<b>1</b>
Labor for planting of seedlings including prairie wildflowers, warm season grasses, Seedlings, and 2" Caliper trees. Also materials and labor for mulch path construction.		
b.) <b>Applicant Contributions (Local Funds)</b>	<b>\$ _____</b>	
c.) <b>Other Public Revenues</b>		
Nature Works	\$ _____ 0.00	
Land Water Conservation Fund	\$ _____ 0.00	
Ohio Environmental Protection Agency	\$ _____ 0.00	
Ohio Water Development Authority	\$ _____ 0.00	
Community Development Block Grant	\$ _____ 0.00	
Ohio Department of Natural Resources	\$ _____ 0.00	
OTHER _____	\$ _____ 0.00	
d.) <b>Private Contributions</b>	<b>\$ 217,000.00</b>	<b>36%</b>
<b>SUBTOTAL LOCAL RESOURCES:</b>	<b>\$ 221,900.00</b>	<b>37%</b>
e.) <b>CLEAN OHIO CONSERVATION FUND:</b>	<b>\$ 378,450.00</b>	<b>63%</b>
Funds from another NRAC	\$ _____ 0.00	_____
<b>SUBTOTAL CLEAN OHIO RESOURCES:</b>	<b>\$ 378,450.00</b>	<b>63%</b>
f.) <b>TOTAL FINANCIAL RESOURCES:</b>	<b>\$ 600,350.00</b>	<b>100%</b>

**1.3 AVAILABILITY OF LOCAL FUNDS:**

Attach a statement signed by the Chief Financial Officer listed in section 4.2 certifying all local share funds required for the project will be available on or before the earliest date listed in the Project Schedule section.

Please list any partnership with other sources. (ie; is this part of a larger project or plan):

Since its creation in 2001, the acquisition of the Q-Lube property has been a targeted project of Main Street Forest Park, an innovative economic development program. This unique partnership capitalizes on the coordinated efforts of both the public (City of Forest Park) and private (Forest Park Chamber of Commerce

and our invested business partners) sectors to redevelop and revitalize vacant or underutilized properties in our neighborhood business districts along Winton Road, Northland Boulevard and Hamilton Avenue. Main Street Forest Park has targeted these areas for their foundation of importance both in the history and future of the City of Forest Park.

*Please see the attached sheet for more information on Main Street Forest Park.*

In addition, the location of this property is directly adjacent to the Kemper Meadow Business Center, an award winning planned development (Frank Ferris Planning Award, 1997). In the early 1980s the City of Forest Park began to take a strong interest in this 236 acre parcel. City officials recognized this corridor was prime for development and further recognized an opportunity to take control of how that development would occur. The City officials also recognized that Winton Road would become a major gateway to the city and the quality, or lack of quality, of the development on this site would be a visitor's first impression of the community.

To ensure the plan was implemented and a quality project developed, city staff, working with the Planning Commission and City Council developed a master plan for the 236 acre site. The master plan gave priority to preserving trees and significant environmental features of the site. Several major drainage features traversed the site and it was determined these heavily wooded areas with steep slopes should not be disturbed by development. In all, over 60 acres (25%) of the site has been (and will always be) preserved as permanent open space.

It is the City's hope, with the acquisition of this property, to continue the push for increasing the dedicated greenspace in our community as we continue to grow and develop. As the Hamilton County Auditor has appraised the market total value of the property at \$467,000.00, the City of Forest Park recognizes the difference between the offer price and the market value as a contribution by the seller, Jiffy Lube International, to augment the local match as required for the Clean Ohio Conservation Grant Application.

## **2.0 PROJECT INFORMATION**

### **2.1 Brief Project Description**

**Describe the improvements resulting directly from implementation of this project.**

- (A) Specific Location - Attach a map indicating the specific location. If a map is not available, provide specific location of the project boundaries (where the project begins and ends).**
- (B) Project Components - Describe the kind of project and project components. For example, an open space project should indicate whether or not it involves habitat protection, reforestation of land, etc.**
- (C) Project Emphasis - Provide the project specifics. Please indicate precisely how the project meets the emphasis described in Attachment A of the project application. Include descriptive characteristics such as the size of space being acquired or enhanced.**
- (D) Define Terms of Easement - please refer to section 164.26 of the Ohio Revised Code for guidance.**
- (E) Information Regarding Public Access - Describe where the access is located. Is it open to the general public or are there restrictions? What are the hours of availability? Will the general public be given the opportunity to participate in the planning of the project?**

**2.2 Ownership/Management/Operation - Please indicate who will own, maintain, and operate the improvement.**

## **2.0 PROJECT INFORMATION**

If the project is multi-jurisdictional, information must be consolidated in this section.

**X** **Please check here if additional documentation is attached.**

### **2.1 BRIEF PROJECT DESCRIPTION - (Sections A through E):**

**A: SPECIFIC LOCATION:** Please attach a map.

(Please see U.S.G.S. "Greenhills" topo map and project site photo/map attached)

The project entails purchase of a 0.93 acre lot containing a vacant 1440 sq ft. Q-lube facility. The property is being sold by Midland Atlantic Properties and is located just south of I-275 on Winton Rd. adjacent to the Kemper Meadow Business Center, in the City of Forest Park, OH. Specifically, it is located at 11895 Chase Plaza Drive, with frontage on the corner of Winton Rd. and Smiley Ave. This lot is considered a highly desirable location due to it's proximity to I-275 where traffic counts at Winton Road and Smiley Ave. exceed 45,000 vehicles. It is a high-profile, very visible location in a major transportation corridor.

**PROJECT COUNTY:** HAMILTON

**PROJECT ZIP CODE:** 45240

**B: PROJECT COMPONENTS:** Please describe the various project components.

The project will involve the purchase of the aforementioned vacant Q-Lube oil change facility for the purposes of open-space acquisition, removal of abandoned infrastructure, and Green Space construction / restoration. The land parcel contains a section of natural woodland area and a natural slope that drains to a stream, a small portion of which is located at the rear of the property. This stream is part of the Pleasant Run Drainage Basin in Hamilton County, OH.

This commercial piece of property is currently up for sale as a result of Jiffy-Lube acquiring local, competing businesses as a strategic plan to attain a higher market share. With an existing Jiffy-Lube located within a block of this site, Jiffy-Lube management made a business decision to close the recently acquired Q-Lube to maintain Jiffy-Lube name recognition at it's existing site.

This property is considered a highly desirable lot by commercial standards and the traffic count exceeds 45,000 vehicles. Should the City of Forest Park not be able to obtain this funding, they will be unable to acquire the site, leaving way for a commercial business to acquire the site and thus potentially remove the remaining natural forestation as part of gaining full access to the land.

Project partners will implement a plan that involves removal of all on-site man-made structures including the building and parking lot, as well as



underground storage tanks, contaminated soils, or other unnatural components. Subsequently, backfill and compaction, regrading of the site and placement of topsoil, native vegetation and wildflowers along the slope of the stream bank will be completed. Project partners will incorporate all of these items into an "aesthetically pleasing and ecologically informed design". This site is located near the beginning of the City of Forest Park's municipal boundaries and would make an excellent introduction to those heading south through Forest Park. Photographs of the existing Q-Lube land parcel are attached herein.

The project site's location along a main thoroughfare makes it readily available to the public, easily accessible and highly visible. These factors will be advantageous in implementing the project's educational component, as it is located near the Forest Park Municipal Building, Winton Woods High School, and a number of surrounding grade schools. Additionally, the natural (Green Space preservation) design is supported by the participants in the adjacent Kemper Meadow Business Center and Chase Plaza.

Since the City of Forest Park will be unable to acquire this property without Clean Ohio funding, detailed designs and plans have not been developed, only concepts as outlined in this application. In order to allow for an expedient project schedule should funding be available, this project will be completed via a project delivery system known as design-build. Once approval has been received, we will proceed with acquisition of the property and improvements described herein. *The project will commence immediately once funding is in place.*

Design-build is a contracting process that brings designers and contractors together early in the detail design portion of a project. Under this concept, Forest Park clearly defines the standards and general specifications they expect from a project, and the designer-builder team works together to satisfy those requirements. Through coordination, team members are able to develop innovative and efficient solutions to meet project expectations. The design-build process differs from the traditional method by overlapping design and construction, allowing construction to begin after a portion of the design has been completed.

Under the design-build approach, Forest Park will advertise for design-build bids, outlining the general specifications for the project. The bidders will put together, at their expense, designs to accomplish the project. Forest Park will then have several designs to choose from, all performed at bidders expense, to determine which design is the best and select the appropriate bidder. Specifically, the design-build team will be responsible for labor and materials involving site clearing, backfill, grading, construction of the bio-retention area for stormwater treatment, topsoil and treatment of invasive species. The team will subsequently provide consulting services for Forest Park during the planting phase, as city crews and volunteers will provide

**labor for planting of wildflowers, warm season grasses and trees.**

**As part of the requirements, the design-build team will have to demonstrate successful completion of 3-5 similar projects in the last 10 years.**

**The benefits gained in establishing a well-designed and managed design-build project include the following:**

- ♦ **Singular Responsibility - with the design and construction in the hands of one entity, there is a single point of responsibility for quality, cost, and schedule adherence, which eliminates change orders. This allows Forest Park to focus on the scope and timely decision-making, rather than on coordination between the designer and builder.**
- ♦ **Quality - the greater responsibility in design-build serves as a motivation for high quality and the proper performance of building systems. Once the requirements and expectations are documented in performance terms, it is the design-builder's responsibility to produce results accordingly. Further, the design-builder warrants to Forest Park that the design documents are complete and free from error, thus the elimination of change orders due to differing site conditions, etc. By contrast, under the "traditional" design-bid-build concept, the owner warrants to the contractor that the drawings and specifications are complete and free from error. Because it is the owner's warranty for the design documents under the traditional approach, change orders are required to complete a project. Change orders are a relic of the past with design-build, unless Forest Park itself changes an aspect of the project, such as plant species to be used after the contract is awarded, etc.**
- ♦ **Cost Savings - design and construction personnel work and communicate as a team to evaluate alternative methods and materials efficiently and accurately. Value engineering and constructability are utilized more effectively when the designers and contractors work as one team during the design process.**
- ♦ **Time Savings - because design and construction are overlapped, total design/construction time will be significantly reduced. Under this method, construction work is allowed to begin in advance of the working design drawings being fully completed. This results in lower costs and earlier utilization of the completed facility.**
- ♦ **Reduced Administrative Burden - after award of the design-build contract, Forest Park does not have to invest time and money coordinating and arbitrating between separate design and construction contracts.**

**The applicants for this project consist of the City of Forest Park and Quest Engineers. The following constitutes relevant experience each applicant has had in projects of this nature:**

The City of Forest Park has many years of project management experience involving acquiring and preserving Green Space throughout the community. The City's Public Works Department maintains these projects. Past projects include:

- **I-275/Winton Road Right-of-way quadrants (2000 & 2001):** landscaping, planting and on-going maintenance of trees and vegetation.
- **Central Park Picnic Grove (1996):** area was overgrown with honeysuckle and was an eyesore in our community. This area now serves as a public space where people can enjoy the shade of the trees and picnic with their families.
- **Wildlife Butterfly Habitat (2002):** Corner of Mill & Kemper Roads. This northwest gateway to the City served as a trash dump for everything from drywall to grass clippings, to tree trimmings. The Public Works Department cleared this site that is now used to house a butterfly sanctuary.
- On-going projects include the beautification and maintenance of 40-50 flower beds throughout the city and all seven of our community parks.
- In addition, the City of Forest Park has received an annual Tree City USA Award since 1991 as presented by the National Arbor Day Foundation. One requirement for this award is that the City celebrates National Arbor Day. In celebration, the Street Tree Committee sponsors a "Spring Tree Give-away" offering a limited number of trees to qualified homeowners to plant in the tree lawn area.

Quest Engineers firm and individual experience include the Milford Streambank Erosion project for the city of Milford, Ohio, and the Hall Run and Shayler Run Stream Revetment project for Clermont County, Ohio.

The following entities encompass our partners on this project. Included is a brief description of the roles they will provide:

**Hamilton County Park District**

Jim Mundy will provide consultation services relating to recommendations and coordination of plantings on the project site.

**Forest Park Environmental Awareness**

Wright Gwyn, Environmental Awareness Program Manager, will coordinate activities with the schools. Enclosed is a letter of support and a pamphlet describing the Environmental Awareness program & their relationship with the local schools. This program encompasses the greater Forest Park Area.

**Main Street Forest Park**

Dacia Ludwick, the Q-Lube Acquisition Program Co-Manager, is the Main Street Forest Park Coordinator. It will be her responsibility to organize a call for volunteers for the initial and on-going trash clean-up of this site. In this position, she attends all Economic Development Commission meetings (open to the public, meets 3rd Tuesday of every month), and is also a Forest Park Chamber of Commerce Board Member.

The Q-Lube site is a targeted property of Main Street Forest Park. The program began in 2001 as an innovative economic development program. This unique public/private partnership was designed to revitalize underdeveloped or vacant properties in the neighborhood business districts along Winton Road, Northland Boulevard and Hamilton Avenue. Local companies have contributed over \$30,000 over a three year period to help fund this important program. Corporate sponsors include: Union Central Insurance and Investments, Forest Park Chamber of Commerce, Jackson, Rolfes, Spurgeon & Co., The Primax Group, D.S. Aaronson and Associates, OK Interiors, Thelen Associates, Inc. and Simons Insurance Agency.

#### **Lee's Inn**

A hotel located within walking distance of the site would like to host a community-wide public announcement of this project if the grant is approved. Enclosed is a letter of support from their General Manager & Director of Sales to accommodate the parking of school buses utilizing this site for field trips as coordinated by the Environmental Awareness Program.

#### **Forest Park Chamber of Commerce**

As a supporter of Main Street Forest Park, and the largest business group in Forest Park (120 members), the Forest Park Chamber of Commerce has pledged their support of this project. If the grant is awarded and this project moves forward, the Chamber will have the *Communicator* (the official FPCC newsletter) provide the good news to its members, and present this project at a future monthly membership meeting.

#### **Forest Park Progress, the city newsletter**

The Forest Park Progress is a quarterly newsletter published for the residents of Forest Park. It is intended to keep the public aware of the happenings in their community. Over 9000 residents receive a newsletter in the mail every three months. It is posted on the City of Forest Park's website at [www.forestpark.org](http://www.forestpark.org), which can be used for announcement of the project, and call for volunteers.

#### **The Forest Park Economic Update, newsletter**

Monthly newsletter published by the Economic Development Commission, sent out to over 600 businesses in Forest Park. The newsletter can be used to announce the project and call for volunteers.

#### **www.forestpark.org**

This is the city's official website. Any current projects can readily be broadcast via this website. It can additionally be used to call for volunteers.

**C: PROJECT EMPHASIS AS DEFINED BY SECTIONS 164.22 (A) (B) OF THE OHIO REVISED CODE AND LISTED IN APPENDIX A: Please describe.**

**The project seeks to obtain the fee simple acquisition of one 0.93-acre lot containing one existing structure to be removed. The area will be reforested with low maintenance native wildflowers and other native vegetation that will restore the natural features of the parcel and protect it from future development. Benefits of the plan include Green Space restoration / preservation, restoration of a small section of natural stream channel, and streamside forest preservation.**

**Project partners will include Lee's Inn (an adjacent member of Chase Plaza), Winton Woods City School District, the City of Forest Park, and Quest Engineers (A local Forest Park firm). Additionally, project co-manager Dacia Ludwick has sought and received support from local organizations such as the Forest Park Environmental Awareness Program, the Kemper Meadow Business Center, the Forest Park Chamber of Commerce and Main Street Forest Park. The City of Forest Park may encourage the local garden clubs in the future to adopt the site into their programs.**

**1. O.D.N.R. has stated that it did not find evidence in their database of rare or endangered species within the proposed project site. However, the Indiana Bat is an endangered species native to the area and the project area is covered with habitat that encourages Indiana Bat presence. The area is covered with dead and live trees with exfoliating bark. Should the City of Forest Park not obtain this grant, the property may be sold to a commercial, for profit business. In order to gain full access to the entire site, a future for profit business may clear-cut the remaining trees and plant life.**

**2. This project will increase habitat protection if the City of Forest Park is able to obtain funding because a building and parking area will be removed and replaced with native plantings. Should the City of Forest Park not be able to obtain this funding, the land will remain commercial and will be subject to clear-cutting of existing forestation by a future commercial entity to make use of the available space.**

**3. Honeysuckle, a non-native species, has overrun the slope to the creek and will be removed as the primary portion of this effort. Regrading and planting of native forms of vegetation on the slope leading to the creek will reduce nonnative species of plants on the property.**

**4. Planting of native wildflowers and vegetation will restore natural habitats for plant and animal species native to southern Ohio. As mentioned previously, the City of Forest Park is being provided with a unique opportunity to acquire a highly visible commercial site and convert it into passive Green Space. Failure to obtain this funding may allow another commercial business to purchase this site and do as they may, which may include removal of existing trees to make available the entire site.**

**5. As part of this project, a demonstration site will be developed to treat stormwater that drains through this area. A constructed wetland or other similar environmentally friendly method will be used, resulting in a level of treatment of stormwater to the receiving stream. This will help to preserve aquatic biological communities via removal of everyday pollutants such as oil, grease, and salt from snow removal efforts. These items are currently being introduced into the stream untreated.**

**6. This project is generally located near the headwaters of the Pleasant Run drainage area. Through use of a stormwater treatment demonstration site as mentioned previously, the project will aid the stream by providing stormwater into the stream headwaters that has been introduced to a level of treatment that is currently not in existence.**

**7. Purchase of this property by the City and conversion of its primary usage from commercial to passive Green Space would prevent any future buildup of the property. By extension, this would preserve the streamside forestation that already exists on the property and would introduce further forestation efforts. Some of the slopes exceed 20%, so it is imperative that streamside forestation remains part of this area to prevent streambank erosion. By nature of these steep slopes, this is a highly erodable area.**

**8. The project will improve water quality primarily through erosion reduction as a result of planting vegetation appropriate to the area. Other water quality improvements will include a reduction in non-point source pollution as a result of runoff from the impermeable existing asphalt. This project would remove the existing asphalt parking area and would give way to the stormwater treatment demonstration site as mentioned previously.**

**9. Stream channel preservation measures will be undertaken for the section of stream that exists on the property. This will involve removing non-native species and replacing with native species.**

**10. This project site is not considered within the boundary of a FEMA floodplain.**

**11. There are no identified wetlands within the project corridor on the National Wetland Inventory.**

**12. Streamside vegetation and forestation will be preserved as stated in #7.**

**13. A large component of this project will involve the planting of low-maintenance wildflowers and grasses native to the area in order to create a "prairie" atmosphere. These will likely include the planting of seasonal grasses such as prairie dropseed and forbs such as Purple, Yellow and Grey-Headed Coneflower, Black-eyed susans, goldenrods, and Early Sunrises (to**

name a few possibilities). Flowers will be selected based upon their ability to survive year-round and bloom during the warm seasons in the State of Ohio. This wildflower group will be available for all to view and used as a teaching tool by Forest Park Environmental Awareness. The Hamilton County Park District has agreed to lend consultation services to the project managers during planting.

14. Project is a fee simple acquisition of one land parcel. Easements will not be required.

15. This project will not involve the purchase of easements of any kind as the entire project site will be acquired.

16. As mentioned previously, the manmade structures on this site will be removed. They will be replaced with native species, and the streambank located on this property will be reforested.

17. As discussed, this project will include a stormwater demonstration site utilizing plantings to provide a level of treatment to stormwater that is currently entering the environment untreated. In addition, planting of native materials along the natural slope leading to the streambank will enhance filtration in the project area.

18. The project team members will produce an "aesthetically pleasing and ecologically informed design". This will be brought about through removal of the existing structure, regrading, planting of native grasses and wildflowers as discussed previously, and removal of any on-site trash.

19. It is envisioned that the Forest Park Municipal Building and the two school districts that serve Forest Park, Winton Woods City School District and Northwest Local School District, will all benefit from the educational opportunities provided by this project. The Winton Woods City School District is comprised of 8 schools totaling 4,500 students serving Forest Park, Greenhills, and northern Springfield Township. The Northwest Local School District is comprised of 16 schools totaling 10,000 students serving Forest Park, Colerain Township, Green Township, Springfield Township, and Ross Township.

20. A natural woodland corridor exists that runs behind a number of commercial and industrial businesses along Kemper Meadow Drive (an adjoining street). The businesses present along the edge of this area have taken great care over the years to conserve the corridor for bird watching and other recreational uses, without encroaching upon the wildlife present in the woods. Purchase of this land parcel and use of the area for greenspace preservation will complete the wooded corridor up to Winton Rd.

21. A planned community since its inception, Forest Park is now the third

largest city in Hamilton County, with nearly 20,000 residents in 6,584 households. Styles of residences range from older, single-family homes to new single-family residential developments to apartments and condominiums, all in attractive surroundings. Using a master plan to develop its 3,800- plus acres, Forest Park integrates commercial developments and high quality neighborhoods while leaving the surrounding greenbelt virtually undisturbed.

Forest Park takes pride in the cultural and socio-economic diversity of its residents. The combination of hospitality and small town flavor, with easy access to excellent shopping and convenience to metropolitan leisure attractions makes Forest Park an ideal community for a home or business.

This project fits well within the City of Forest Park's comprehensive plan to provide open space and natural areas within developed locations. In addition, this site is adjacent to a previously passed planning effort with the Kemper Meadow Business Center to provide for these areas. Please see the Kemper Meadow Business Center attachment for further information regarding this effort.

22. Visually pleasing park benches and other natural looking aesthetic measures will be undertaken for this project site. This area will be one such that the public can observe natural plant species and animals just by driving by. The project is located along a major thoroughfare. The Winton Rd. corridor is a main public access road containing a daily traffic count of more than 45,000 automobiles in a highly visible area. Although a highly desirable, commercial lot is lost forever with this project, the beautification of this site provides stronger economic benefits. Businesses and the public will recognize that the City of Forest Park has made a commitment to Green Space, rather than the notion of allowing development to occur on every piece of property. This philosophy increases the value and quality of life to the community.

23. This project site is generally not considered an area for fishing, hunting or trapping.

24. Forest Park has within its boundaries a number of subdivision areas containing homes of modest income and apartment complexes that are densely populated. Any natural improvement to the area is welcomed by the city.

**D: DEFINE TERMS OF EASEMENTS:**

**PLEASE REFER TO SECTION 164.26 OF THE OHIO REVISED CODE.**

Project is a fee simple acquisition of one land parcel. Easements will not be required. The underground utilities in the project area will be left in tact.



**The area will become a model of Green Space preservation and will be owned and operated by the City of Forest Park.**

**E: INFORMATION REGARDING PUBLIC ACCESS**

**Where is the access located? Is it open to the general public or are there restrictions? What are the hours of availability? Will the general public be given the opportunity to participate in the planning of the project?**

**The project site is easily accessed by several public streets. Visitors will turn from Winton onto Smiley Avenue, and subsequently onto Chase Plaza Drive behind the existing Wendy's to gain access to the renovated land parcel. No restrictions will be placed upon public access. The general public will be given ample opportunity to participate in planning project volunteer work days and demonstration / education events.**

**2.2 OWNERSHIP/MANAGEMENT/OPERATION: Please address.**

**The City of Forest Park will become the sole owners of the land parcel and maintain the 0.93 acre area upon completion of the project. Management / operation of the site will be conducted by the City according to established regulations, and future development of the area will not be allowed. The restored Green Space will remain in its natural state. The Q-Lube site will be adjacent to the Kemper Meadow Business Center, adding to the dedicated passive Green Space already set aside in this development.**

### **3.0**

#### **PROJECT SCHEDULE**

Indicate the estimated beginning and ending dates of your project. (3.1) planning and implementation, (3.2) land acquisition/easements, (3.3) site improvements. If dates are not applicable to your project, please enter [N/A].

Projects with schedules that lend themselves to a future program year may be returned for resubmission at a later date.

### **4.0**

#### **PROJECT OFFICIALS**

##### **4.1 Chief Executive Officer (CEO)**

Identify the person who will have legal authority to sign a project agreement as indicated in the required authorization (see Section 5.0, Attachments). This person must have the authority to enter into a contract with the commission. Examples of a CEO are: the chair/president of the board of county commissioners or township trustees, a mayor or manager of a city or village. Include title, mailing address, phone number, fax number, and e-mail address, if available. Project Agreements from the OPWC will be mailed directly to the Chief Executive Officer for execution.

##### **4.2 Chief Financial Officer (CFO)**

Identify the person who will have legal responsibility for managing both local and state funds. The CFO reviews and certifies the validity and accuracy of accounts, reviews invoices associated with the project, and assists in requesting the disbursement of program funds from the OPWC. Examples of a CFO are: county or city auditor, clerk/treasurer, or finance director. Include title, mailing address, phone number, fax number, and e-mail address, if available.

##### **4.3 Project Manager (PM)**

Identify the person with whom OPWC should have contact regarding administration of the project. This person could be a county or city engineer, an employee of the applicant, or a contracted consultant. Include title, mailing address, phone number, fax number, and e-mail address, if available.

### **3.0 PROJECT SCHEDULE:\***

	<b>BEGIN DATE</b>	<b>END DATE</b>
<b>3.1 Planning and Implementation:</b>	<u><b>01/01/03</b></u>	<u><b>10/30/03</b></u>
<b>3.2 Land Acquisition/Easements</b>	<u><b>08/01/03</b></u>	<u><b>08/01/03</b></u>
<b>3.3 Site Improvements:</b>	<u><b>08/01/03</b></u>	<u><b>10/30/03</b></u>

\* Failure to meet project schedule may result in termination of agreement for approved projects. Modification of dates must be requested in writing by a project official of record and approved by the commission once the Project Agreement has been executed.

### **4.0 PROJECT OFFICIALS:**

#### **4.1 CHIEF EXECUTIVE OFFICER Ray Hodges**

<b>TITLE</b>	<u><b>City Manager, City of Forest Park</b></u>
<b>STREET</b>	<u><b>1201 West Kemper Road</b></u>
<b>CITY/ZIP</b>	<u><b>Forest Park, OH 45240</b></u>
<b>PHONE</b>	<u><b>(513) 595-5206</b></u>
<b>FAX</b>	<u><b>(513) 595-5285</b></u>
<b>E-MAIL</b>	<u><b>rayh@forestpark.org</b></u>

#### **4.2 CHIEF FINANCIAL OFFICER Elaine Stookey**

<b>TITLE</b>	<u><b>Finance Director, City of Forest Park</b></u>
<b>STREET</b>	<u><b>1201 West Kemper Road</b></u>
<b>CITY/ZIP</b>	<u><b>Forest Park, OH 45240</b></u>
<b>PHONE</b>	<u><b>(513) 595-5210</b></u>
<b>FAX</b>	<u><b>(513) 595-5285</b></u>
<b>E-MAIL</b>	<u><b>elaines@forestpark.org</b></u>

#### **4.3 CO - PROJECT MANAGER Dacia M. Ludwick**

<b>TITLE</b>	<u><b>Main Street Coordinator, City of Forest Park</b></u>
<b>STREET</b>	<u><b>1201 West Kemper Road</b></u>
<b>CITY/ZIP</b>	<u><b>Forest Park, OH 45240</b></u>
<b>PHONE</b>	<u><b>(513) 595-5669</b></u>
<b>FAX</b>	<u><b>(513) 595-5285</b></u>
<b>E-MAIL</b>	<u><b>dacial@forestpark.org</b></u>

#### **4.4 CO - PROJECT MANAGER Jeffrey Olsen, P.E.**

<b>TITLE</b>	<u><b>Office Manager, Quest Engineers</b></u>
<b>STREET</b>	<u><b>1251 Kemper Meadow Drive, Suite 600</b></u>
<b>CITY/ZIP</b>	<u><b>Cincinnati, OH 45240</b></u>
<b>PHONE</b>	<u><b>(513) 851-9774</b></u>
<b>FAX</b>	<u><b>(513) 851-9207</b></u>
<b>E-MAIL</b>	<u><b>jolsen@questeng.com</b></u>

**Changes in Project Officials must be submitted in writing from the CEO or CFO.**

## **5.0 ATTACHMENTS/COMPLETENESS REVIEW:**

**BE CERTAIN EACH OF THE ITEMS LISTED BELOW IS ATTACHED. YOUR APPLICATION MAY BE DELAYED OR REJECTED IF THE INFORMATION IS OMITTED OR INCOMPLETE. FOR YOUR CONVENIENCE, SAMPLE DOCUMENTS ARE ATTACHED TO THESE INSTRUCTIONS.**

**A certified copy of the authorization by the governing body of the applicant authorizing a designated official to sign and submit this application and execute contracts with the commission. This individual should sign under 6.0, Applicant Certification, below.**

**A certification signed by the applicant's chief financial officer stating all local share funds required for the project will be available on or before the dates listed in the Project Schedule section.**

**A formal detailed estimate of the project's costs provided by an architect, landscape architect, or other professional. For land acquisition, an appraisal by a State-certified general real estate appraiser, as defined under ORC 4763 for the type of land being appraised will need to be submitted to the NRAC prior to closing.**

**A cooperation agreement, (if the project involves more than entity) which identifies the fiscal and administrative responsibilities of each participant.**

**Resolution of Support (please refer to section 164.23(B)(1) of the Ohio Revised Code for guidance.)**

**Identification of any participation by state agencies that may have expertise regarding the particular project and that may provide assistance with respect to the project.**

**Information concerning the coordination of the project among local political subdivisions, state agencies, federal agencies, community organizations, conservation organizations, and local business groups.**

**Supporting Documentation: Materials such as additional project description, photographs, and/or other information to assist your NRAC in ranking your project. Be sure to include supplements which may be required by your *local* NRAC.**

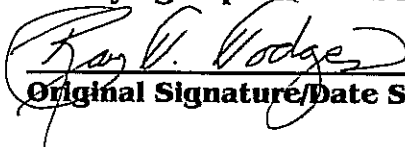
**Have you reviewed your NRAC's methodology to see that you have addressed all components?**

## **6.0 APPLICANT CERTIFICATION:**

The undersigned certifies: (1) he/she is legally authorized to request and accept financial assistance from the Ohio Public Works Commission; (2) to the best of his/her knowledge and belief, all representations that are part of this application are true and correct; (3) all official documents and commitments of the applicant that are part of this application have been duly authorized by the governing body of the applicant; and, (4) should the requested financial assistance be provided, that in the execution of this project, the applicant will comply with all assurances required by Ohio Law, including those involving Buy Ohio and prevailing wages.

Applicant certifies that the project, as defined in the application, has NOT resulted in any transfer of title or rights to land or begun any type of physical improvements prior to the execution of a Project Agreement with the Ohio Public Works Commission. Action to the contrary will result in termination of the agreement and withdrawal of Ohio Public Works Commission funding.

**Certifying Representative (Type or Print Name and Title)**

  
Original Signature/Date Signed

## **ATTACHMENT A**

### **PROJECT EMPHASIS**

**NOTE: IF THE PROJECT HAS MORE THAN ONE EMPHASIS, PLEASE PLACE A "1" IN THE CATEGORY THAT IS THE PRIMARY EMPHASIS, A "2" IN THE CATEGORY WITH SECONDARY EMPHASIS, AND A "3" IN THE CATEGORY WITH THIRD EMPHASIS.**

#### **OPEN SPACE**

- ☐ 1. Protects habitat for rare, threatened and endangered species
- ☐ 2. Increases habitat protection
- ☐ 3. Reduces or eliminates nonnative, invasive species of plants or animals
- ☐ 4. Preserves high quality, viable habitat for plant and animal species
- ☐ 5. Restores and preserves aquatic biological communities
- ☐ 6. Preserves headwater streams
- ☒ 7. Preserves or restores floodplain and streamside forest functions
- ☐ 8. Preserves or restores water quality
- ☐ 9. Preserves or restores natural stream channels
- ☐ 10. Preserves or restores functioning floodplains
- ☐ 11. Preserves or restores wetlands
- ☒ 12. Preserves or restores streamside forests
- ☒ 13. Preserves or restores other natural features that contribute to quality of life and state's natural heritage

#### **RIPARIAN CORRIDOR**

- ☒ 14. Fee simple acquisition of lands to provide access to riparian corridors or watersheds
- ☐ 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds
- ☐ 16. Reforestation of land
- ☐ 17. Planting vegetation for filtration
- ☒ 18. Incorporates aesthetically pleasing and ecologically informed design
- ☐ 19. Enhances educational opportunities and provides physical links to schools and after school centers
- ☐ 20. Acquisition of connecting corridors
- ☒ 21. Supports comprehensive open space planning
- ☐ 22. Provides multiple recreational, economic and aesthetic preservation benefits
- ☐ 23. Allows proper management of areas where safe hunting and trapping may take place in a manner that will preserve balanced natural ecosystems.
- ☐ 24. Enhances economic development that relies on recreational and ecotourism in areas of relatively high unemployment and lower incomes

**Certification of Useful Life and Construction Cost Estimate**

**PROJECT NAME:** Q-Lube Greenspace Acquisition Project  
**OWNER:** City of Forest Park, OH  
**TYPE OF PROJECT:** Greenspace Acquisition

a.) **Acquisition Expenses:** \$ 467,000.00  
    **Fee Simple Purchase** \$ 467,000.00  
    **Easement Purchase** \$ 0.00  
    **Other** \$ 0.00

b.) **Planning and Implementation:** \$ 11,400.00  
    **Appraisal** \$ 2,000.00  
    **Closing Costs** \$ 2,000.00  
    **Title Search** \$ 1,200.00  
    **Environmental Assessments** \$ (to be performed by present owner)  
    **Design** \$ 5,000.00  
    **Other Eligible Costs** \$ 1,200.00

c.) **Construction or Enhancement of Facilities:**

Clearing/Grubbing/Mobilization	\$ <u>13,500.00</u>
Backfill	\$ <u>11,000.00</u>
Grade lot w/ 18 inches of fill	\$ <u>11,000.00</u>
Bio-retention area	\$ <u>20,000.00</u>
Topsoil 1700 yds at 20	\$ <u>34,000.00</u>
Treat invasive species on slope	\$ <u>2,000.00</u>
Prairie wildflower seeding 1 acre *	\$ <u>800.00</u>
Warm season grasses 200 container *	\$ <u>1,000.00</u>
Seedlings, 500 *	\$ <u>1,000.00</u>
2" caliper trees, 50 *	\$ <u>2,750.00</u>
Meetings	\$ <u>2,000.00</u>
In-Kind Labor	\$ <u>2,400.00</u>
Mulch	\$ <u>500.00</u>

\* Funds shown represent purchase of materials only


**Total** \$ 101,950.00

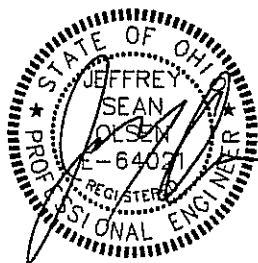
d.) **Permits, Advertising, Legal:** \$ 10,000.00

e.) **Contingencies:** \$ 10,000.00  
(not to exceed 10% of total costs)

f.) **TOTAL ESTIMATED COSTS:** \$ 600,350.00

I certify that the above estimated probable costs are accurate to the best of my knowledge.

  
Jeffrey Sean Olsen  
Ohio Registration Number E-64021  
2/28/07  
Date



February 28, 2003

Mr. Michael Halonen  
Midland Atlantic Properties  
8044 Montgomery Road, Suite 710  
Cincinnati, OH 45236

RE: Letter of Intent Concerning **11895 Chase Plaza Drive**

Dear Mr. Halonen:

The City of Forest Park ("Purchaser") has an interest in acquiring from your client, **Jiffy Lube International**, ("Seller"), that property owned by **Jiffy Lube International** and known as **11895 Chase Plaza Drive**, and in the legal description hereto ("the Property").

Purchaser is willing to offer a price of **\$250,000**. Purchaser's obligation to acquire the Property shall be contingent upon the approval of Purchaser's application for a grant from the Ohio Public Works Commission as submitted by the Hamilton County Natural Resources Advisory Council (NRAC), District 2. Purchaser's obligations are also contingent upon the receipt of verification of all funds called for in the application and an environmental assessment acceptable to Purchaser.

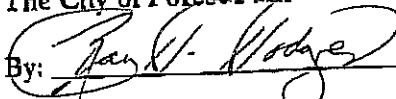
At a mutually convenient date for both parties, after the approval of Purchaser's application for a grant from the Ohio Public Works Commission, Purchaser and Seller agree to enter into a binding Contract to Purchase, which contract shall have no contingencies other than Seller providing marketable title and shall have a mutually agreeable closing date following the receipt of verification of funds from the Ohio Public Works Commission (OPWC) by **The City of Forest Park**.

This letter of intent, executed by **The City of Forest Park** and **Jiffy Lube International** indicates the willingness of both parties to work together in good faith towards the sale and purchase of the Property as set forth herein. The parties hereto acknowledge that until the Contract to purchase has been fully executed, there is no binding relationship between the parties.

By your signature below, please acknowledge your agreement to this letter of intent.

Sincerely,

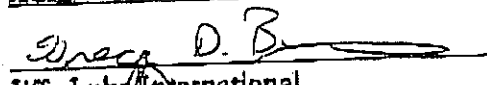
**The City of Forest Park**

By: 

Name: Ray H. Hodges

Title: City Manager

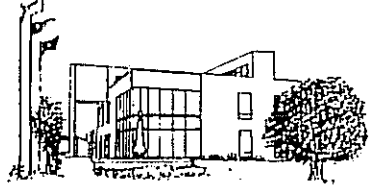
**ACKNOWLEDGED AND AGREED**



**Jiffy Lube International**  
Gregory D. Bassett, Vice President

3/3/03  
Date





# City of Forest Park

FINANCE/INCOME TAX DEPARTMENT

## FINANCIAL OFFICER'S CERTIFICATION OF LOCAL FUNDS

### Q-Lube Greenspace Acquisition Project

I, Finance Director of the City of Forest Park, hereby certify that the City of Forest Park has the amount of \$4,900 in the General Fund and that this amount will be used to pay the applicant revenues for the Q-Lube Greenspace Acquisition Project when it is required.

Elaine Stookey

Elaine Stookey, Finance Director  
City of Forest Park

2/28/03

Date

**Dusty Rhodes, Hamilton County Auditor** *generated on 2/17/03 5:14:24 PM***Commercial**

Parcel ID	Address	Index Order Parcel ID	Card 1 of 1
591-0015-0042-00	11896 CHASE PLAZA DR		

Tax Dist	239 FOREST PARK-WINTON WDS-0400	Year Built	1994
School Dist	0005 WINTON WOODS SCH DIST	Total Rooms	0
Land Use	455 COMMERCIAL GARAGE	# of Bedrooms	0
Finished Square Ft.	1440	Full Bathrooms	
Acres	0.926	Half Bathrooms	
Neighborhood			

**Property Information**  
WINTON RD 0.9249 AC  
R2-T2-S25

**Owner Information**  
Call 946-4015 if Incorrect  
~~MCQUIKS OIL LUBE INC~~  
PO 2967  
HOUSTON TX 77252-2967

**Tax Bill Mail Addr**  
Call 946-4800 if Incorrect  
Q LUBE INC  
PROPERTY TAX DEPT 2387  
PO 2967  
HOUSTON TX 77252-2967

Board of Revision	No
Homestead	No
2.5% / Stadium Credit	No
Divided Property	No
New Construction	No
Foreclosure	No
Date	1/5/94
Conveyance #	180
Sale Amount	\$195,000
Annual Taxes	\$10,452.52

Other	No
Assessments	No
Front Ft.	0.00
Mkt Land Value	313,300
Cauv Value	0
Mkt Impr Value	153,700
Mkt Total Value	467,000
# of Parcels	1
Deed Type	WD
Deed Number	714281

(See Payments Tab  
Taxes Paid \$10,452.52 For Details)

Note

Data updated on 02/14/2003

## Value History

<b>Parcel ID</b>	<b>Address</b>	<b>Index Order</b>	<b>Card(s)</b>
591-0015-0042-00	11896 CHASE PLAZA DR	Parcel ID	1

---

### Value History

<b>Year</b>	<b>Date</b>	<b>Land</b>	<b>Improvements</b>	<b>Total</b>	<b>Assessment Reason</b>
2002	10/6/02	\$313,300	\$153,700	\$467,000	15 Triennial
2001	1/20/01	\$280,500	\$137,600	\$418,100	
2000	1/22/00	\$280,500	\$137,600	\$418,100	
1999	1/1/99	\$280,500	\$137,600	\$418,100	1 General Reassessment
1998	1/1/98	\$191,100	\$111,400	\$302,500	

Data updated on 02/14/2003

## Q-Lube Acquisition Photographs



Existing structure w/ utilities looking South



Existing structure w/ utilities looking East



Entrance to existing asphalt parking lot  
From Chase Plaza Drive



Stream located at rear of Q-Lube property  
Tributary to Pleasant Run



Winton Rd. looking East (existing sanitary)



Slope to stream (rear of Q-lube property)



## Dusty Rhodes, Hamilton County Auditor

### Image

#### Parcel Info

Summary  
Residential  
Levy Info  
Improvements  
Commercial  
Similar Sales  
Transfer  
Value History  
Payments  
Image  
- Printable Tab  
Map  
Property Report

#### Search By

Parcel ID  
Owner  
Street Address  
Sales  
Map

#### Site Functions

Property Search  
On-Line Help  
Comments  
Home  
Auditor's Home

**Parcel ID**  
591-0015-0042-00

**Address**  
11896 CHASE PLAZA DR

Left Image

Rotate To

• Click on the image to view it in



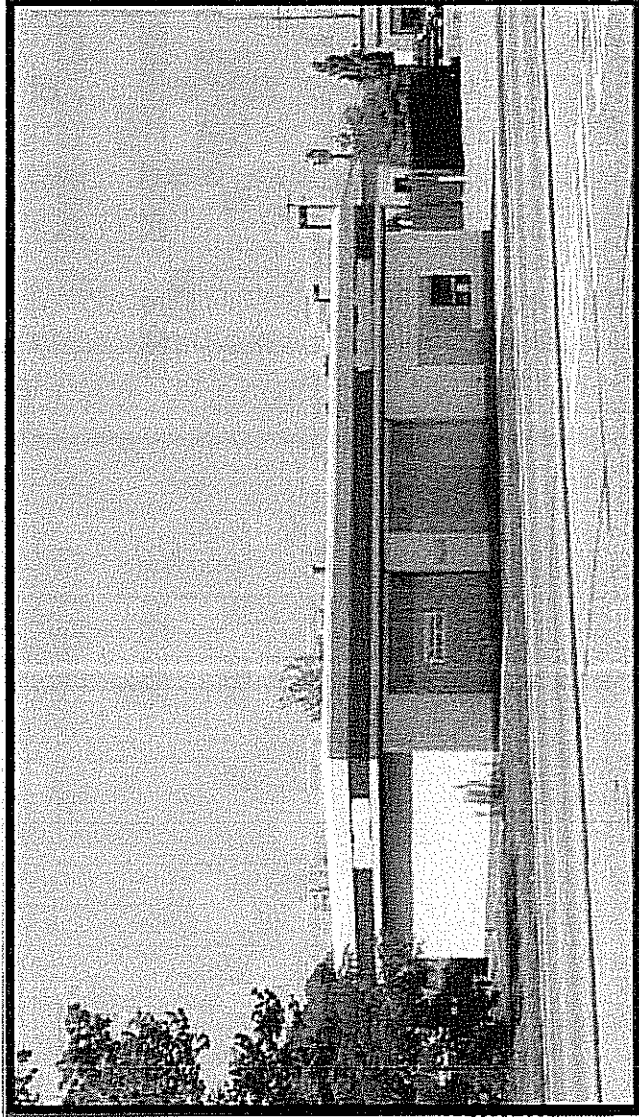
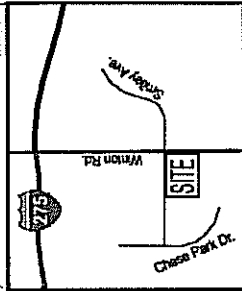
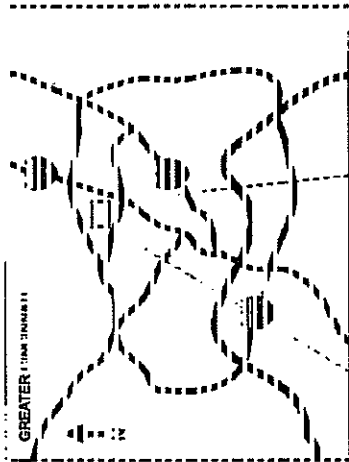
Aug 2002 11  
Feb 2002 11

**Date:** 4/15/99

[Legal disclaimer](#) / [Privacy Statement](#)

# FOR SALE

Former Q-Lube  
1,440 Sq. Ft.



11895 Chase Plaza Dr.

Forest Park, OH

- ◆ Located just South of I-275 on Winton Rd.
- ◆ High visibility site adjacent to signalized intersection
- ◆ Traffic counts in excess of 45,000 on Winton Rd.



## Midland Atlantic *properties*

Cincinnati Indianapolis Raleigh

CONTACT:  
**Michael Halonen**  
**513-991-2526**  
[mhalonen@midlandatlantic.com](mailto:mhalonen@midlandatlantic.com)

Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change without notice.

RESOLUTION NO. 05-2003

**A RESOLUTION AUTHORIZING THE CITY MANAGER  
TO FILE AN APPLICATION WITH THE OHIO PUBLIC WORKS COMMISSION FOR  
CLEAN OHIO CONSERVATION FUNDS (Q-LUBE BUILDING, 11895 CHASE PLAZA DRIVE)**

**WHEREAS,** environmental clean up and green space conservation preservation is a priority of the City of Forest Park, and

**WHEREAS,** in November 2000, Ohio voters passed a bond levy to fund the Clean Ohio Conservation program. Said bond levy provided four hundred million dollars for "Brownfield" environmental clean up and "Greenfield" open space and conservation preservation projects, and

**WHEREAS,** the City of Forest Park will apply for funding under the Ohio Public Works Commission Clean Ohio Conservation funds for the acquisition and demolition of vacant property located in the City of Forest Park.

**NOW, THEREFORE,** Be It Resolved by the Council of the City of Forest Park, Ohio.

**SECTION 1.**

That the Council of the City of Forest Park does hereby endorse and support the application for Ohio Public Works Commission Clean Ohio Conservation funds for the acquisition and demolition of vacant property located in the City of Forest Park as follows:

1. Known as the Q-Lube building, 11895 Chase Plaza Drive.

**SECTION 2.**

That the City Manager is hereby authorized and directed to file an application with the Natural Resources Assistance Council (NRAC) District 2 and the Ohio Public Works Commission for funding under the Clean Ohio Conservation funds, and if awarded to implement said project.

**SECTION 3.**

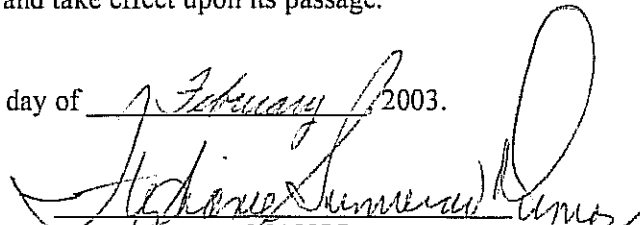
That the City of Forest Park hereby requests the Natural Resources Assistance Council (NRAC) District 2 and the Ohio Public Works Commission to consider and fund this application.

**SECTION 4.**

This resolution shall be in full force and take effect upon its passage.

Passed this 27<sup>th</sup> day of February, 2003.

  
CLERK OF COUNCIL


  
MAYOR

APPROVED AS TO FORM:

\_\_\_\_\_  
LAW DIRECTOR

**CERTIFICATE**

I, KATHRYN L. LIVES, CLERK OF COUNCIL OF THE CITY OF FOREST PARK, OHIO, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE, EXACT AND COMPLETE COPY OF Resolution No. 05-2003 ADOPTED BY THE COUNCIL OF SAID CITY, ON THE 27<sup>th</sup> DAY OF February, 2003 AND THAT THE SAME IS IN FULL FORCE AND EFFECT AND HAS NOT BEEN REPEALED OR AMENDED.

  
CLERK OF COUNCIL  
2-28-03

**AMERICAN SERVICES GROUP, INC.**  
- One Source Solutions

February 21, 2003

Mr. Scott McBrayer  
Quest Engineering, Inc.  
1251 Kemper Meadow Dr., Suite 600  
Cincinnati, OH 45240

**RE: Demolition & Site Prep**  
**Former Q-Lube**  
**Forest Park, OH**  
**Bid Number: BN-03SM-6756**

Dear Mr. McBrayer:

American Services Group, Inc. shall supply all necessary labor, material and equipment to perform the following services:

Completely demolish the one-story structure including basement steps, foundations and footers.  
Remove parking lot pavement and dumpster pad including utilities below up to previous asphalt line.  
Remove and dispose of one 1000 gallon underground storage tank and contents within.  
Backfill building void up to grade with approved materials.  
Grade lot with 18 inches of fill dirt and 6 inches of topsoil.  
Seed and straw lot.

**BASE BID                      \$ 34,539.00**

**Note: Should contaminated soils be encountered, they would be removed and disposed of at a rate of \$55.00 per cubic yard.**

**ITEMS NOT INCLUDED IN BID:**

1. Performance or Labor Bond
2. Prevailing Wage Rates
3. Removal or relocating of sewer lines
4. Seismic and/or Geo-Technical testing
5. Removal or disposal of any hazardous or regulated materials

- ❖ *Work can commence after filing of required notifications and ten (10) working days waiting period.*
- ❖ *Payment terms – net thirty (30) days upon completion of project.*
- ❖ *This proposal includes the attached insurance limits. Should there be any changes required to the attached, an additional charge will be incurred.*



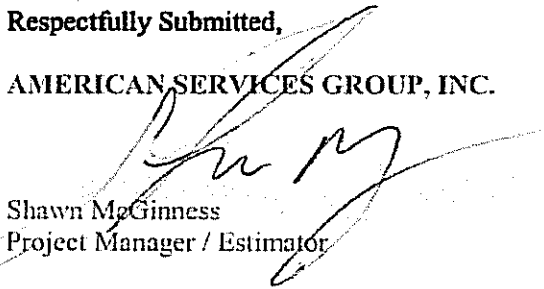
Mr. Scott McBrayer  
Quest Engineering, Inc.  
Former Q-Lube  
Forest Park, OH  
Bid Number: BN-03SM-6756  
February 21, 2003  
Page 2 of 2

- ❖ *This proposal is valid for a period of no longer than sixty (60) calendar days beyond the proposal date.*
- ❖ *Owner and/or Contractor shall save, hold harmless, and defend American Services Group, Inc. ("ASG") and its directors, officers, and employees from and against all liability, damage, loss, claims, demands, judgments, and actions of any nature whatsoever which arise out of or are connected with, or are claimed to arise out of or be connected with, (a) any acts beyond the scope of work to be performed by ASG under this proposal, or (b) any acts specifically excluded from this proposal by ASG including, but not limited to, [structural shoring, bracing, etc.]. This indemnity obligation shall also cover reasonable attorneys' fees, experts' fees, court costs, arbitration costs, and fines and other expenses of resolving the matter.*
- ❖ *Acceptance of all terms and conditions of this proposal is required. All terms and conditions of this Proposal shall be included and incorporated in any final agreement between the parties. In the event that any term or condition of this Proposal is not included in a final contract between the parties, such term or condition shall be deemed to be included or incorporated in the final agreement.*
- ❖ *Please sign on the authorization line at the bottom of this proposal and return as soon as possible, as this will allow us to place the project in our schedule and submit notifications as required.*

Thank you for the opportunity to quote you on this project. Should you have any questions or concerns, please do not hesitate to contact me.

Respectfully Submitted,

AMERICAN SERVICES GROUP, INC.

  
Shawn McGinness  
Project Manager / Estimator

Proposal Acceptance and Notice to Proceed: \_\_\_\_\_

\*Date: \_\_\_\_\_

\*Purchase Order # (required): \_\_\_\_\_

February 22, 2003

Scott McBrayer  
Quest Engineers, Inc.  
1251 Kemper Meadows Drive  
Suite 600  
Cincinnati, Ohio 45240  
513-851-9774, FAX 513-851-9207

RE: Forest Park Q-Lube Acquisition / Conceptual Design Build Plans

**SITE : 11895 Chase Plaza Drive**

This project involves a .93 acre urban restoration that would become an asset to the existing City parkland corridor and would effectively provide the following enhancements.

- Creates a vegetative filtration system to intercept and treat storm water from the Wendy's parking lot
- Develops a mini prairie-wetland habitat complex to help treat storm water flows
- Provides educational and community interactive opportunities
- Preserves and protects the existing riparian habitat area of the creek
- Reduces, eradicates or manages invasive species

Assuming that the existing oil change business would be entirely removed and starting with an uncontaminated site (both rubble and toxics) we would recommend the following components be implemented.

1. Construct a vegetative infiltration (bio-retention) island along the Wendy's property to intercept the storm water flows. This would involve a trench collector that would overflow either into a connector pipe to the existing catch basin or overflow into a vegetative swale that grade to the catch basin.
2. Install 12 inches of topsoil on the entire site.
3. Treat the slope for invasive species.
4. Re-vegetate slope and parking lot area:
  - Plant ~2 acres of prairie-wildflower seed mix (slope and parking lot area)
  - Plant 200 warm season grasses (3 gallon containers) in clumps of 50 (4 species, Switch, Big Bluestem, Little Bluestem, Indian grass)
  - Plant 500 bare root plants on steep slope (e.g. dogwood, viburnum, serviceberry)
  - Plant 50 2-inch caliper specimen trees (e.g. Oak, Buckeye, Redbud)
5. Construct a mulched walking path through the mini-park.

---

**oxbow RIVER & STREAM RESTORATION, INC.**

*natural channel design, bio-engineering, stream management*  
2905 Klondike Road, Delaware, Ohio, 43015  
ph 740-362-4134 fax 740-362-4234  
www.oxbowriver.com





Example of slope vegetation, Doan  
Brook, Rockefeller Park, Cleveland.  
Left, during restoration  
Below, 2 years after



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## *What is Main Street Forest Park?*

A coordinated effort to redevelop and revitalize vacant or underutilized commercial properties along three major corridors. The phrase "Main Street" references the importance of concentrated efforts along the heavily traveled and highly visible Hamilton Avenue, Winton Road, and Northland Boulevard corridor target areas.

Membership participation is provided through the combined efforts of the Forest Park Chamber of Commerce, the City of Forest Park's Economic Development Commission, and local business owners. Proposed funding sources for the Main Street program include: the City, local business pledge contributions, proposed grants, and private investment start-up monies.

## *What is its Purpose?*

Its purpose is to cultivate business and economic growth through the redevelopment and revitalization of target area commercial properties in the vicinity of the three above-mentioned corridors. The result is to promote stability for the City's major retail centers. Business retention and full employment at each individual retail space are important measuring tools for the success of the program.

## *What is its Goal?*

The program's goal is to encourage and attract viable tenants and/or owners to vacant or underutilized retail property. Operationally, each neighborhood shopping center requires a collaborative and appropriate retail mix in order to meet local consumer needs. Full occupancy of space in each center helps nurture a level of variety and vitality necessary for customer support.

Objectives in reaching this goal will focus on property redesign, program organization, promotion and marketing, and economic restructuring of retail space.

A summary of these objectives include:

1. Redesigning individual target core area commercial properties. Main Street will work with property owners to develop effective and appropriate short term revitalization strategies. Efforts can include: building façade improvements, landscaping, streetscaping, updated signage, and visual image enhancements.
2. Organizing individual redevelopment projects with retail property owners. This component should emphasize the redesign of individual neighborhood commercial center "master plans" to more effectively market these centers within their overall core environments.
3. Promoting the program to: business owners within Greater Cincinnati, public and private funding agencies, Downtown Ohio Inc., the National Preservation and Historic Trust, and major U.S. retailers.
4. Economic restructuring of these target properties using various funding mechanisms to implement appropriate property improvements and commercial shopping center/plaza revitalization.

## *What is our Three Year Plan?*

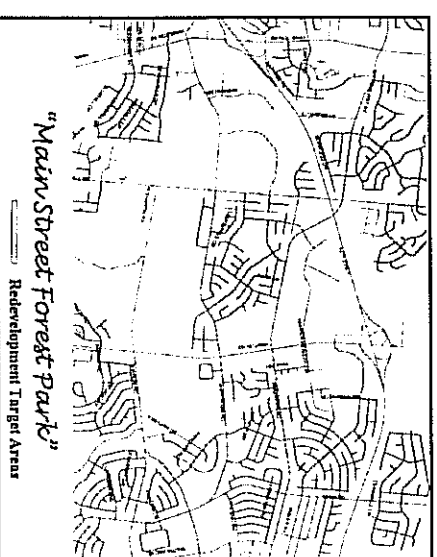
A number of strategic priority project initiatives will be implemented over a three year period. Of primary importance is the redevelopment or revitalization of the following priority target area locations:

- Vacant "Q Oil Lube" retail service property adjacent to Winton Road at 1.1896 Chase Plaza Drive.

- Vacant "K-Mart" retail store at 2215 Waycross Road within the "Waycross Point" shopping center adjacent to Hamilton Avenue.

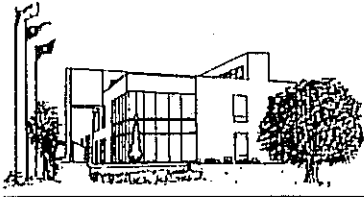
- Underutilized retail space at the "Civic Center Plaza" and adjacent "Waycross Point" along Hamilton Avenue.
- Acquisition of new tenants and retention of existing tenants at "Cobblewood Plaza" adjacent to Winton Road on Smiley Avenue.
- Acquisition of new tenants and retention of existing tenants at "Northpointe Center" on Northland Boulevard.

## *What are the Target Areas?*



## *How do I Contact Main Street Forest Park?*

Please direct any questions to the Main Street Coordinator at 595-5200.



# City of Forest Park

## *Main Street Redevelopment Target Areas* "Identified Project Sites"

1. former "**K-Mart**" store at 2215 Waycross Rd. in "Waycross Point".
2. former "**McQuik Oil Lube**" service facility at 11896 Chase Plaza Drive.
3. underutilized "**Cobblewood Plaza**" shopping center along Smiley Avenue.
4. infill of vacant retail units in "**Northpoint Center**" on Northland Boulevard.
5. infill of vacant retail units in "**Forest Park Plaza**" on Northland Boulevard.
6. undeveloped retail property in "**Winton Kemper Plaza**" along West Kemper Rd..
7. former "**Bill Knapps**" restaurant at 1185 Kemper Meadow Drive.
8. underutilized "**Civic Center Plaza**" and adjoining out parcels along Hamilton Avenue.
9. vacant "**Autoplex**" property at 12105 Omniplex Court.

## **KEMPER MEADOW BUSINESS CENTER**

### **Brief Background**

In the early 1980's the City of Forest Park began to take a strong interest in a 236 acre parcel located within the I-275/Winton Road Corridor (see exhibit 1). City officials recognized this corridor was prime for development and further recognized an opportunity to take control of how that development would occur. The City officials also recognized that Winton Road would become a major gateway to the City and the quality, or lack of quality, of the development on this site would be a visitors first impression of the community. In 1984, the Forest Park Planning Commission and Economic Development Commission conducted a study of this site which was called the Towne Center project. This study resulted in a recommendation to City Council on a plan and zoning concept for the site ( see exhibit 2). The concept called for a mixed use business park on the 236 acre site which would include housing, retail, office and light industry. To ensure the plan was fully implemented and a quality project developed, city officials made the very bold and risky decision to purchase the entire site. In May, 1985 the City of Forest Park completed its purchase of the land that is now known as the Kemper Meadow Business Center.

### **The Plan**

Once the concept plan was accepted, city staff, working with the Planning Commission and City Council developed a master plan for the 236 acre site. The Master Plan gave priority to preserving trees and significant environmental features of the site. Several major drainage features traversed the site and it was determined these heavily wooded areas with steep slopes should not be disturbed by development. In one drainage area, a stormwater basin was planned to help detain the additional runoff that would occur as the result of future development. In all, over 60 acres of the site have been preserved as permanent open space.

The proposed land uses were expertly planned to provide a transition from the existing single family homes located along W. Kemper Road to the light industrial uses planned near I-275. The transition begins with single family homes to the south and proceeds northward to multi-family to office and then to light industrial. In addition, landscape buffers would be provided throughout the project.

### **The Process and Timetable of Early Development**

Because of the scale of this project, several different types of reviews and approvals were required. The City's Master plan designated this site for single family residential. A master plan amendment would be required prior to any zoning action. The land was zoned R-1 One Family Residential so a zoning map amendment would be required. In reviewing the zoning code, city officials found that this site did not lend itself to any of the existing zoning districts. A zoning text amendment would be required. Subdivision plans would be required for all the public improvements and lot splits.

A number of public meetings and public hearings were held between August, 1984 and October, 1984 to discuss this project. A Planning retreat was held in October not only to discuss the Kemper Meadow Business Center, but also discuss the other vacant tracts of land in the City and determine

if the existing Master Plan designation was still appropriate. At the conclusion of these meetings, City officials decided to move ahead with the project.

In October, 1984 the Forest Park City Council, upon the recommendation of the Planning Commission approved a Master Plan amendment that changed the land use designation of the 236 acres from residential to mixed use (see exhibit 3). The concept plan developed by the Planning Commission, Economic Development Commission and staff became the basis for the new land use designations. The Planning Commission and staff also developed a new zoning district for this site called Special Planning Area 1 (SPA-1). This zoning district is basically a planned unit development ordinance specific to one site. The zoning district was divided into subdistricts for the purpose of defining permitted, prohibited and conditional uses. The new zoning district text and the map amendment were adopted by City Council, again upon the recommendation of the Planning Commission, in October, 1984 (see exhibit 4).

With the plan and zoning in place, the City began the process of designing of the site's infrastructure. The design and location of streets and utilities had to maintain the intent of the Master Plan in preserving trees and environmentally sensitive areas. The commitment of the City to preserving trees was so strong that the initial location of the access street was moved and re-designed in order to preserve a stand of significant trees and in particular a large significant oak tree. The Planning Commission approved the final improvement plans in October, 1985.

Early in 1986 City officials realized that to ensure quality development within the Business Center, the City had to establish guidelines for site and building design. City staff prepared design standards addressing building design, site design, signage, parking, and landscaping. The final document is known as the Kemper Meadow Business Center Design Standards and Review Guidelines ( see exhibit 5). This document was reviewed and adopted by the Planning Commission in April, 1986. All development plans submitted for projects within the Business Center must comply with these adopted standards.

In June, 1986 the Planning Commission completed its first development plan review for a project within the Kemper Meadow Business Center. Custom Carbide Cutters has the distinction of being the first project approved and constructed with the Business Center. This business, which is still operating, recently constructed an addition increasing its square footage by 33%.

### **Kemper Meadow Business Center - Today**

The Planning Commission has reviewed many development plans since 1986. Today the Business Center is home to 68 businesses and two quality apartment complexes representing 446 units. In comparing the current land use map (see exhibit 6) with the original concept plan ( see exhibit 2) it is clear the Business Center has developed according to the original vision.

The businesses within the Center bring approximately 1,400 employees into the City everyday who help support the service and retail businesses in the area. The businesses generate approximately \$250,000 in earning tax revenue per year that help support public services.

The Kemper Meadow Business Center also established an image for Forest Park as a progressive, pro-business community. It also proved that economic development and environmental sensitivity can come together to produce a high quality business environment. By any standard of evaluation the Kemper Meadow Business Center has been a land use planning and economic development success story.





Your Natural Choice®

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(513) 521-PARK (7275) • [www.greatparks.org](http://www.greatparks.org)

**Board of Park Commissioners:**

NANCY R. HAMANT • ROBERT A. GOERING • JAMES E. BUSHMAN  
**Director JACK SUTTON**

2-26-03

Mr. Ray Hodges  
City Manager, City of Forest Park  
1201 West Kemper Road  
Forest Park, Ohio 45240

RE: Q-Lube Acquisition / Greenspace Preservation Project

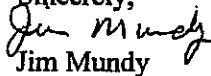
Dear Mr. Hodges:

I have recently learned, through discussions with Quest Engineers, of the details surrounding the Q-Lube acquisition project you are undertaking in Forest Park. As I understand it, once the building demolition and site grading have been completed, the parcel site will be planted with grasses and wildflowers native to southern Ohio in an effort to preserve the ecosystem of the local area and create a visually pleasing, educational example of passive greenspace.

Our Land Management staff will be available, as schedules permit, to provide technical support to the City of Forest Park, during the appropriate planting periods. We will be able to provide the City of Forest Park limited amount of donated consulting services in regards to the nature and type of plants and wildflowers to be placed on the site.

Should you require further assistance or wish to discuss the support leant by the Hamilton County Park District or my role on the project please feel free to contact me at the following phone number at the Hamilton County Park District during regular business hours: (513) 521-7275.

Sincerely,

  
Jim Mundy

---

**MISSION STATEMENT**

*"To preserve and protect natural resources and to provide outdoor recreation and education in order to enhance the quality of life for present and future generations."*



1201 West Kemper Road • Forest Park, Ohio 45240  
Phone: (513) 595-5263 • Fax: (513) 595-5285  
environment@forestpark.org  
<http://www.forestpark.org/environmental/>

February 21, 2003

Hamilton County Natural Resources Assistance Council  
Ohio Public Works Commission - District 2

To Whom It May Concern:

It is my pleasure to write this letter of support for developing additional green space within the City of Forest Park.

Over the last 13 years, I have observed a city in constant motion. As in most urban and suburban communities, much effort has been placed on the continued development of Forest Park. Retail stores, office buildings and subdivisions appeared almost overnight. One result of this development is the reduction of green space and the loss of the many benefits they possess. The City is, for all practical purposes, fully developed.

The resources provided by the Clean Ohio Conservation Program would greatly help our community restore these areas and increase the many attributes they provide. The revegetation of the Q-Lube site, on a main community thoroughfare, with wildflowers and other native plants would create an elegant entrance into Forest Park instead of preserving the ugly eyesore that currently exists. In addition to the improved appearance of the site, it could also be used to further promote the use of indigenous vegetation throughout the community.

I cannot express any more strongly my desire, and the desire of this Program, to see this project approved and accomplished. It is time to rebuild our community through the wise use of our limited land resources.

So on that note, I again support this endeavor. If you have any questions concerning our commitment or the resources we are willing to utilize, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Wright Gwyn".

Wright Gwyn  
Program Manager



February 26, 2003

Upon receipt of the grant, Lees Inn & Suites will host an announcement ceremony at Lees Inn.

Preliminary coverage for the ceremony will consist of media coverage; announcements sent to various businesses in the area, flyers placed in local venues, and announcements placed in various newspaper and other informational sources.

The ceremony itself will be held at Lees Inn 11967 Chase Plaza Drive Cincinnati, Ohio 45240.

Lees Inn will work in conjunction with the EDO to ensure that all proper areas that are required to meet grant qualification are met.

Lees Inn will work in conjunction with the EDO and various local vendors, media, Chamber of Commerce, other companies, etc. to achieve the most coverage of the event as possible.

Date and time for the event will be determined at a later date.

A handwritten signature in black ink, appearing to read "Mel Covert".

Mel Covert  
General Manager

A handwritten signature in black ink, appearing to read "Shelley Ebert".

Shelley Ebert  
Director of Sales



11967 Chase Plaza Dr. • Forest Park • Cincinnati, OH 45240  
Telephone: (513) 825-9600 • Fax (513) 825-8369

February 18, 2003

Attention Ray Hodges:

Dear Mr. Hodges,

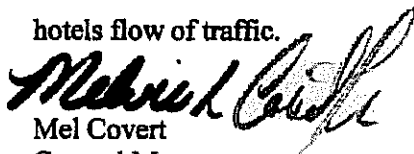
This letter is to inform you on Lees Inn & Suites participation in the Jiffy/Q Lube renovation into an Educational Greenbelt for Forest Park.

Lees Inn & Suites is adjacent to the parcel of land that is being designated for this project.

Upon the receipt of the grant for this particular project, Lees Inn & Suites is more than pleased to offer the parking space needed to ensure a safe area for the children to access this project.

All buses, vans, cars, etc. that are designated on an educational tour of the project may drop off their students in the top North East portion of our parking lot and then park in the lower Western parking lot while students are using the facility. This offers the safest access to the facility, while still maintaining proper flow of traffic to our business.

Lees Inn & Suites will continue to offer this service as long as it does not infringe on the hotels flow of traffic.

  
Mel Covert  
General Manager

  
Shelley Ebert  
Director of Sales

February 26, 2003

Ms. Dacia M. Ludwick, Main Street Coordinator  
City of Forest Park  
1201 W. Kemper Road  
Forest Park, Ohio 45240

Dear Ms. Ludwick:

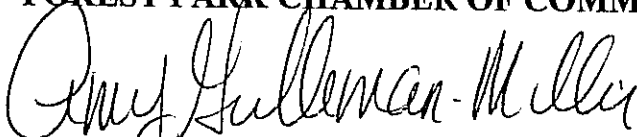
The Forest Park Chamber of Commerce is the voice for the businesses in the City of Forest Park. The Chamber informed the businesses about the Main Street Program of which the Chamber has been a supporter from the beginning. It has received great response from the businesses. The redevelopment of the Q Lube property has been a target of the Main Street Program since its inception in 2001.

We have membership meetings with presentations to keep the business up to date on the projects going on in the City for the betterment of the City. We also have a newsletter, the Communicator that is mailed to all the businesses in Forest Park.

If the grant is awarded and this project moves forward the Chamber will have the Communicator provide the good news to its members as well as having a presentation of this program at a future membership meeting.

Sincerely,

**FOREST PARK CHAMBER OF COMMERCE**

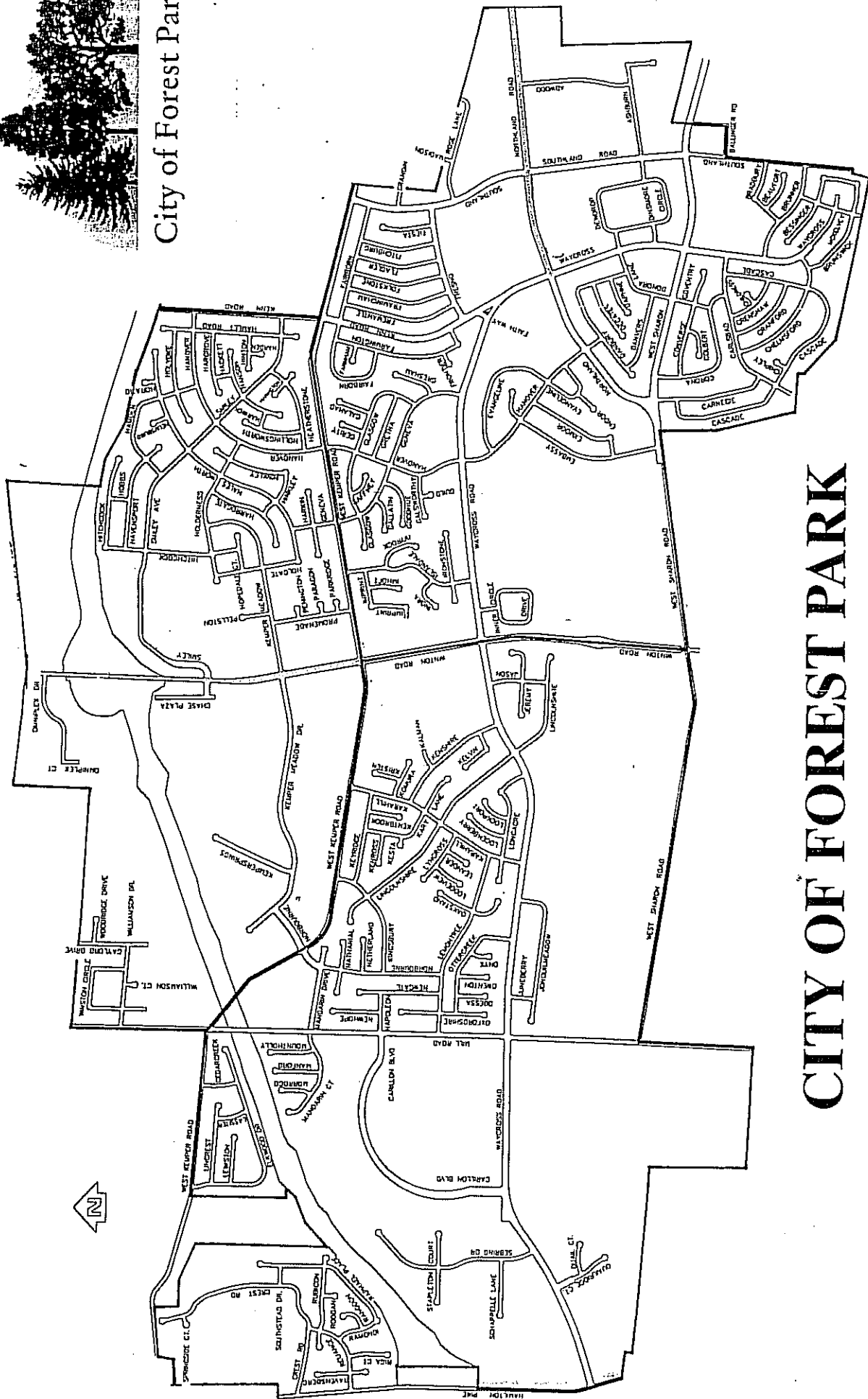


Amy Gulleman-Miller  
Chairman, Programs

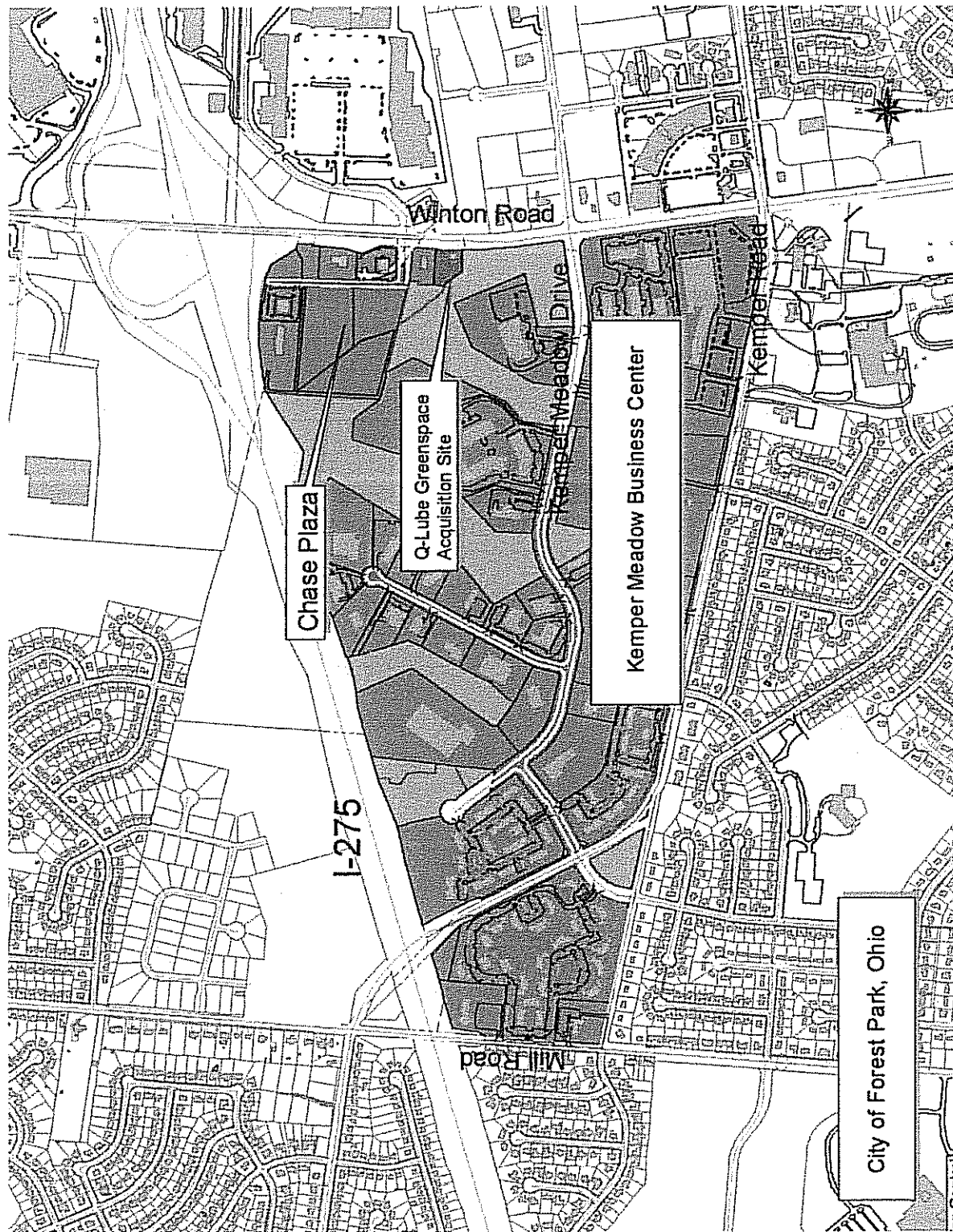
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# City of Forest Park

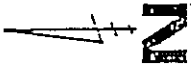


# CITY OF FOREST PARK



CONCEPTUAL  
DEVELOPMENT PLAN

SPA-1 SUBDISTRICT



1-275

CHASE PLAZA

1-275

KEMPER SPRINGS  
DRIVE

MILL ROAD

KEMPER  
DRIVE

WEST  
MORRIS

WINTON  
ROAD

KEMPER  
MEADOW  
PARK

DRIVE

AREAS TO BE PROTECTED

ROAD

KEMPER MEADOW BUSINESS CENTER

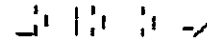
SPECIAL PLANNING AREA NO. 1





# Dusty Rhodes, Hamilton County Auditor

## Map



### Parcel Info

Summary  
Residential  
Levy Info  
Improvements  
Commercial  
Similar Sales  
Transfer  
Value History  
Payments  
Image  
Map  
- Printable Tab  
Property Report

### Search By

Parcel ID  
Owner  
Street Address  
Sales  
Map

### Site Functions

Property Search  
On-Line Help  
Comments  
Home  
Auditor's Home

Parcel ID  
591-0015-0042-00

Address  
11896 CHASE PLAZA DR

Index Order  
Street Address

### New Map Search

Click Map To:

Zoom In

Zoom Level:

1x

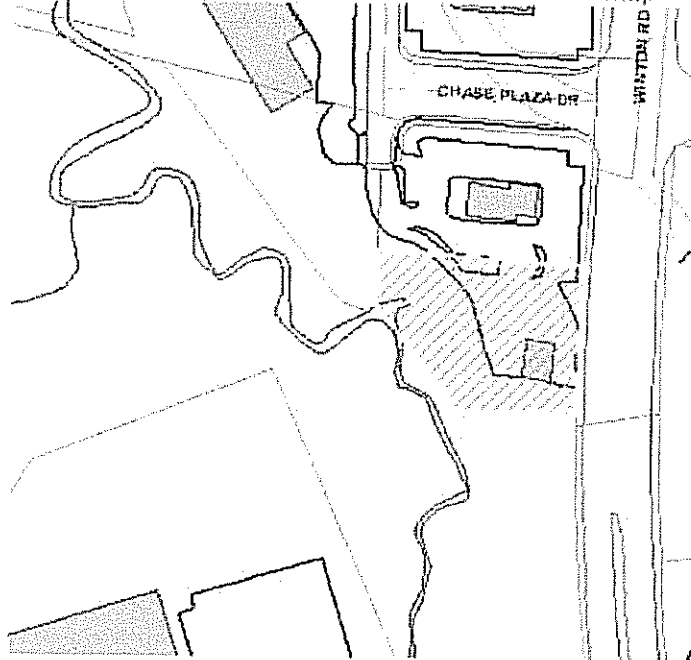
Scale: 1:2,409

### Map Layers:

- ☒ Rivers
- ☒ Stream
- ☒ Buildings
- ☒ Parcels
- ☒ Fence
- ☐ Class2 Roads
- ☒ Class1 Roads
- ☒ Streets
- ☒ Driveways
- ☒ Parking
- ☒ Sidewalk
- ☒ Pavement

### New Map Search

- Note - A parcel will be outlined if found in the map



- Map Data provided by the office of William Brayshaw, Engineer

Legal disclaimer / Privacy Statement

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